

**MILLSTONE TOWNSHIP
OPEN SPACE & FARMLAND PRESERVATION COUNCIL
Meeting Minutes
Thursday, September 11, 2014**

Ms. Butch called the meeting to order at 7:35 pm.

The Secretary read the Adequate Notice.

Roll Call

Present: (9) Bailey, Butch, Denardo, Kuczinski, Marra, Morelli, Romano (7:47 PM), Schloss, Siedman

Absent: (1) Asprocolas

In Attendance: Mayor Kinsey, arrived 7:39 PM

Public Comment Session: Seeing no public in attendance, the public comment session was opened and closed at 7:36 PM.

Approval of Minutes

A Motion to approve the June 26, 2014, minutes was made by Mr. Kuczinski with a Second offered by Ms. Morelli. Roll call vote:

AYES: (8) Kuczinski, Morelli, Bailey, Butch, Marra, Siedman, Schloss

NAYS: (0)

ABSTAIN: (0)

Correspondence

- Ms. Butch announced that Green Acres received the signed contract yesterday from the owners of the Perl Acres South property. The contract needs to be signed by the funding partners which include Green Acres, Monmouth County, D&R Greenway Land Trust and Millstone Township. The State is now out of open space funding. The Perl Acres South subdivision application is still in front of the Planning Board. Numerous extensions of time have been granted for preparation and certification of appraisals. One final extension of time has been granted to allow for execution of the contract and property closing.

Old Business

- **Trails:** There is nothing new to report on trails.

New Business

- **Monmouth County Municipal Open Space Grant Application:** Ms. Butch explained that the Township is preparing a grant application for Phase 1 Development of Millstone Park. Millstone was awarded a grant in 2010 for development of Millstone Park however, the project included an indoor field facility and proved to be cost prohibitive. The grant award was turned back to the County. Committeeman Kuczinski explained that the Township purchased the property to have a centralized recreational facility and this is the right time to begin development of the park which will be accomplished in phases. People looking to move to Millstone will be looking at what the town has to offer including recreational programs and facilities. Council members were provided with a copy of the Phase 1 plan, the budget and copies of the grant application public hearing minutes for review. Phase 1 encompasses a 30-acre area and includes 6 multipurpose fields, two parking lots, two tot lots, a fishing pier, a boat launch and a building to house bathroom facilities, concession stand and storage area.

It is estimated that development will begin in late 2015 or early 2016 to allow time to obtain the necessary DEP permits. The Township intends to bond to fund Phase 1 development due to the current low interest rates. The Township will also apply for grants; this grant application is for \$250,000, which is the highest amount available through the county open space grant program. Council members entered into a discussion about the size of the proposed fields. Committeeman Kuczinski explained that the plan shows proposed dimensions and field sizes will be reviewed and adjusted, if needed, prior to construction. Ms. Butch explained that a preliminary dam study had been done in the past and a recommendation was made to have a second phase study done by a structural engineer to determine if the dam needs to be reinforced. Ms. Butch asked Mayor Kinsey, who was in attendance, if he would like to add anything to the discussion about Phase 1 development of the Millstone Park.

Mayor Kinsey, the Township Committee liaison to the Recreation Commission, assured Council members that the Recreation Commission reviewed the plan and that the fields have been adequately sized to accommodate various field sports and that the field sizes will be reviewed prior to construction to ensure that they are appropriately sized to accommodate a variety of field sports. The property was purchased in 2006 with the intention of being a recreational facility. The number of proposed fields will alleviate issues with field rotation for resting and seeding. Two years ago, a field and parking lot were installed at Millstone Park. Pop Warner uses the field for practice but there are no bathroom facilities at the site and the program has to utilize portable toilets. Pop Warner also relies heavily on concession sales to raise money to offset costs for equipment and other needs and there is no concession stand at Millstone Park which hinders their fundraising ability. Both the Township Committee and the Recreation Commission endorse the development of the park and are ready to move forward with the project. A public hearing was held to answer questions and obtain feedback from the community regarding the development project with many positive comments about the project received from meeting attendees. Mayor Kinsey explained that the project satisfies diverse recreational needs for both passive and active recreation and is not just about field sports. There is limited access and limited parking at Perrineville Lake and anyone fishing or boating must cross Perrineville Road. The proposed fishing pier and boat launch at Millstone Park are unique components to the Township's recreational facilities.

Mayor Kinsey explained that the Phase I development plan is a section of a park build-out plan had been prepared and presented to Nike in 2010, as a potential sponsor. Nike did not reject the proposal and responded with a "not at this time" leaving the door open for potential sponsorship in the future. Mayor Kinsey discussed recreational facilities in surrounding towns and the ability to host tournaments.

Mayor Kinsey explained that the County has already demonstrated a strong financial commitment to Millstone Park with two previous grant awards for acquisitions of the park property including \$250,000 towards the purchase of the Lee Farm and another \$250,000 towards the purchase of the Northern Extension.

Mayor Kinsey addressed questions about field sizes and potential plans for phase II of park development. He also addressed concerns about the dam and explained that the EPA, under the direction of the DEP, evaluated all of the outfall structures in the Township and no concerns were raised about the dam.

Mayor Kinsey thanked the Council for their time.

Ms. Butch explained that the County is looking for letters of support from the community for the grant application. Mr. Denardo made a Motion with a Second offered by Ms. Morelli to provide a letter of support from the Open Space Council for the grant application for Phase I development of Millstone Park. Roll call vote:

AYES (9): Denardo, Morelli, Bailey, Butch, Kuczinski, Marra, Romano, Schloss, Siedman
NAYS (0)
ABSTAIN (0)
ABSENT (1): Asprocolas

Ms. Butch made a request of Mayor Kinsey and Committeeman Kuczinski, as representatives of the Township Committee, that if another Millstone Park ad-hoc committee is formed, that the Open Space Council should have representation on the committee. Council members discussed appointing one member to the ad-hoc committee as a representative and a second member as an alternate.

Events

- **Millstone Day** is Sunday, September 21, 2014. Ms. Butch explained that the Open Space Council will have an information table with literature, maps and pictures at Millstone Day and will be placed in a horseshoe arrangement with the Ag Council, the Historic Commission, the Shade Tree Commission, Trailblazers and the Friends group. The Ag Council will be handing out apples.

Committee Reports

- **Finance:** The Open Space Trust activity report for the period January 1, 2014, through July 31, 2014, was distributed for review. Ms. Butch provided a status on the Baird Homestead Development Grant project. Mr. Kuczinski has asked the CFO to track all expenses associated with the project and will share status reports with the Council from time to time.

- **Public Relations/Publications:** Ms. Butch, Ms. Schloss and the Secretary will work on the newsletter which needs to be distributed prior to Election Day. There will be an open space referendum question on the ballot this year. All State open space funding has been allocated and there is no money available from our funding partners for preservation. There are still hundreds of acres in Millstone that can be preserved. The newsletter should include an article explaining the referendum question and what it means to Millstone and its residents.
Mr. Kuczinski made a Motion with a Second offered by Mr. Denardo to spend up to \$2,500 of Clambake proceeds as needed to publish and distribute an Open Space / Ag Council newsletter. Roll call vote:

AYES (9): Kuczinski, Denardo, Bailey, Butch, Marra, Morelli, Romano, Schloss, Siedman
NAYS (0)
ABSTAIN (0)
ABSENT (1): Asprocolas

- **Legislative Awareness:** Discussed under Public Relations/Publications.
- **Stewardship:** Ms. Siedman will be ready to resume stewardship of open space properties in about a month and has already contacted Ms. D'Andrea for a list of properties.
- **Review Planning Board and Board of Adjustment Applications:** Mr. Bailey provided an update on the Riverside Center Associates application extension of time. While there are changes to the plan, the changes do not affect the greenway on the site.

Having no further regular or executive business to discuss, a Motion to adjourn was made by Ms. Morelli with a Second offered by Mr. Marra and by unanimous vote the meeting adjourned at 8:46 PM.

Respectfully submitted,

Lorraine Maher
Council Secretary